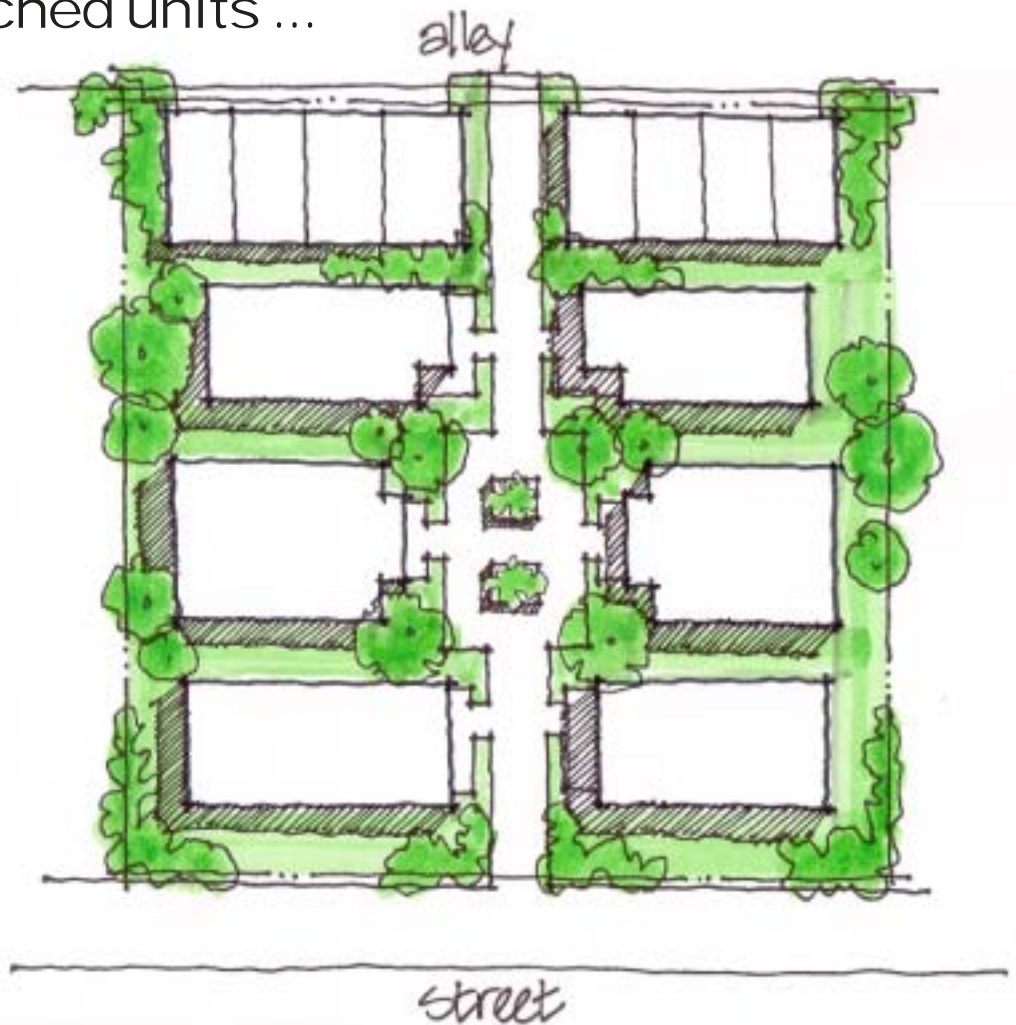


What is a Cottage Housing Development?



small, detached units ...



... grouped around a common open space

Cottage Housing is not a new Housing Type

Cottage housing developments exist in Seattle. Notable examples include:



Bungalow Court, and



Pine Street Cottages

Recent Examples

Shoreline and Langley have adopted cottage housing ordinances, resulting in built projects such as:



Third Street Cottages, and



Greenwood Avenue Cottages

Recent Examples

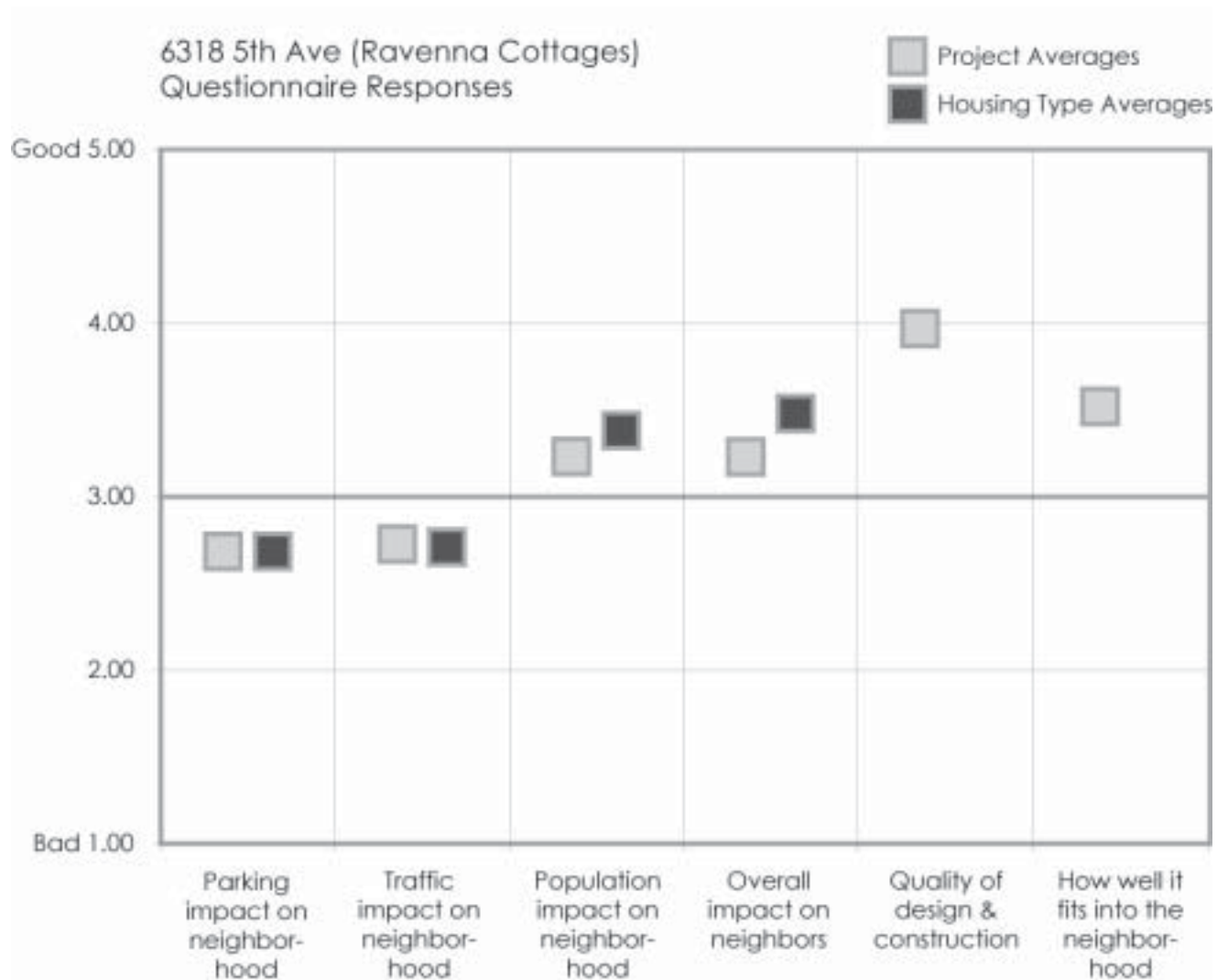
Here in Seattle, the Ravenna Cottages were built under the 1998 Demonstration Program for Innovative Housing Design



Ravenna Cottages

Lessons Learned

- The project's Craftsman-style design and excellent landscaping help it fit into the neighborhood;
- Some neighbors believe that the development is too dense with the addition of the carriage units; and
- Through the design review process, concern regarding the use of garages for storage rather than parking was addressed by including storage areas for each unit in the basement structure.

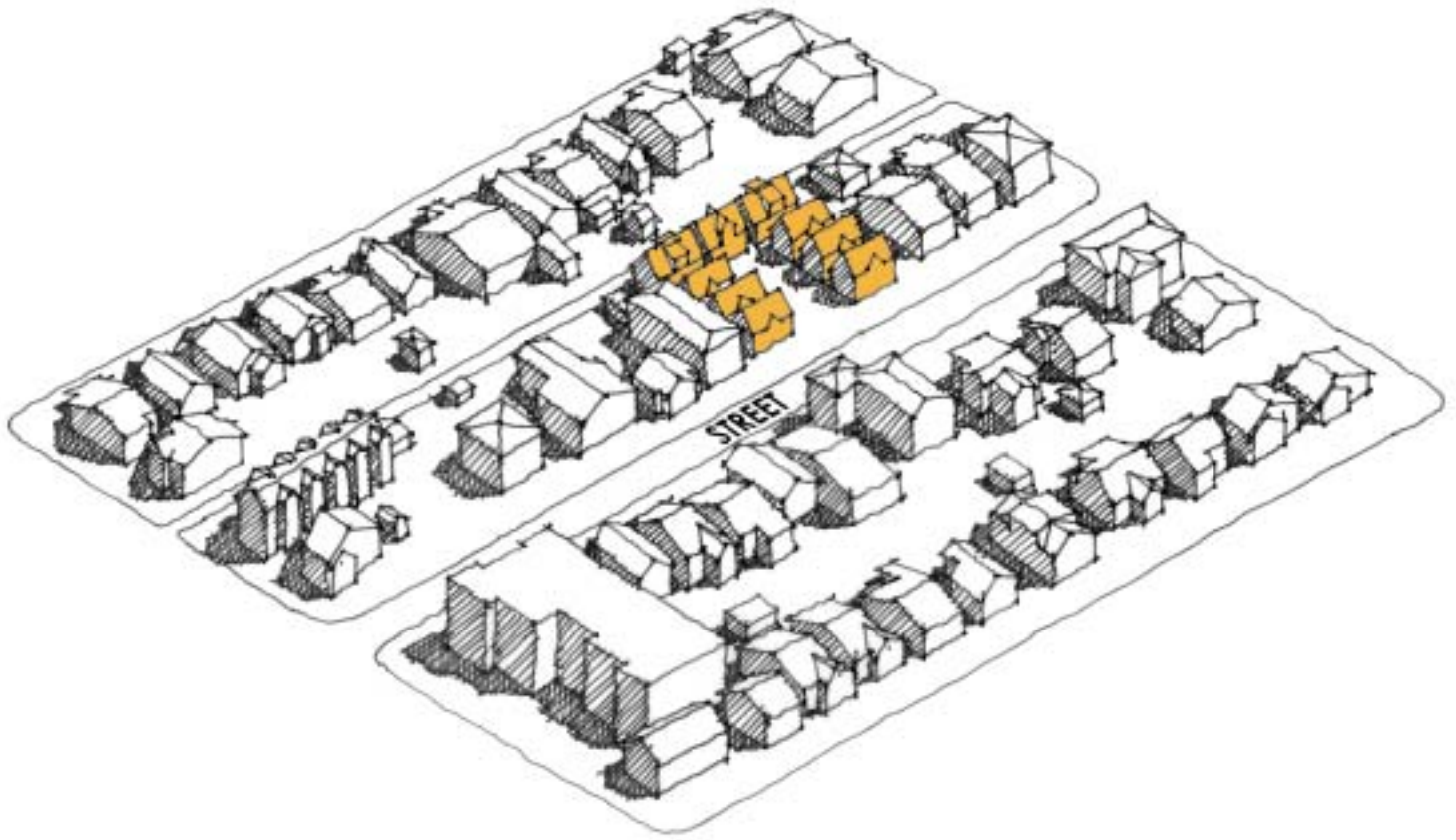


The Big Issues

- Can these developments be compatible in Scale and Character with surrounding Single Family neighborhoods?
- Parking and Traffic Impacts
- Affordability

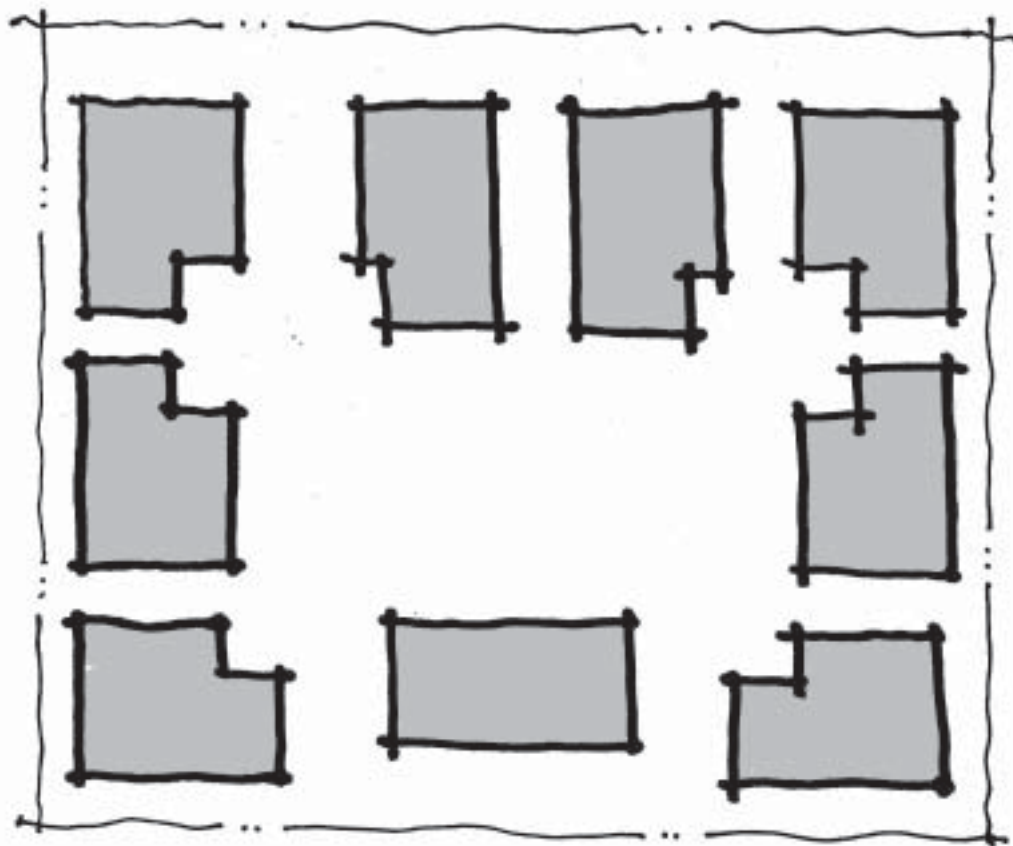
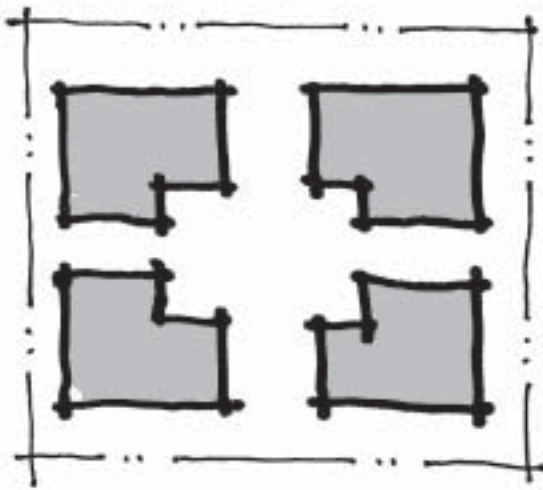
Scale Compatibility

with the surrounding area



limit the number of developments per
block

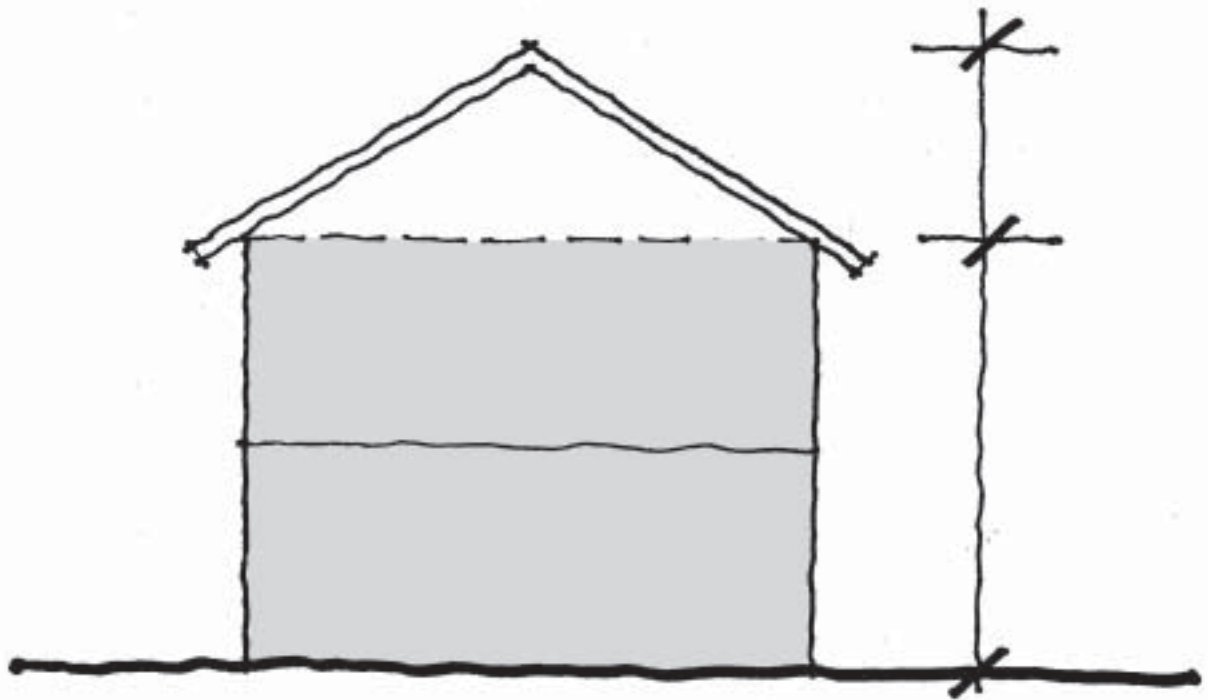
Scale Compatibility *with the surrounding area*



min/max lot size

Scale Compatibility

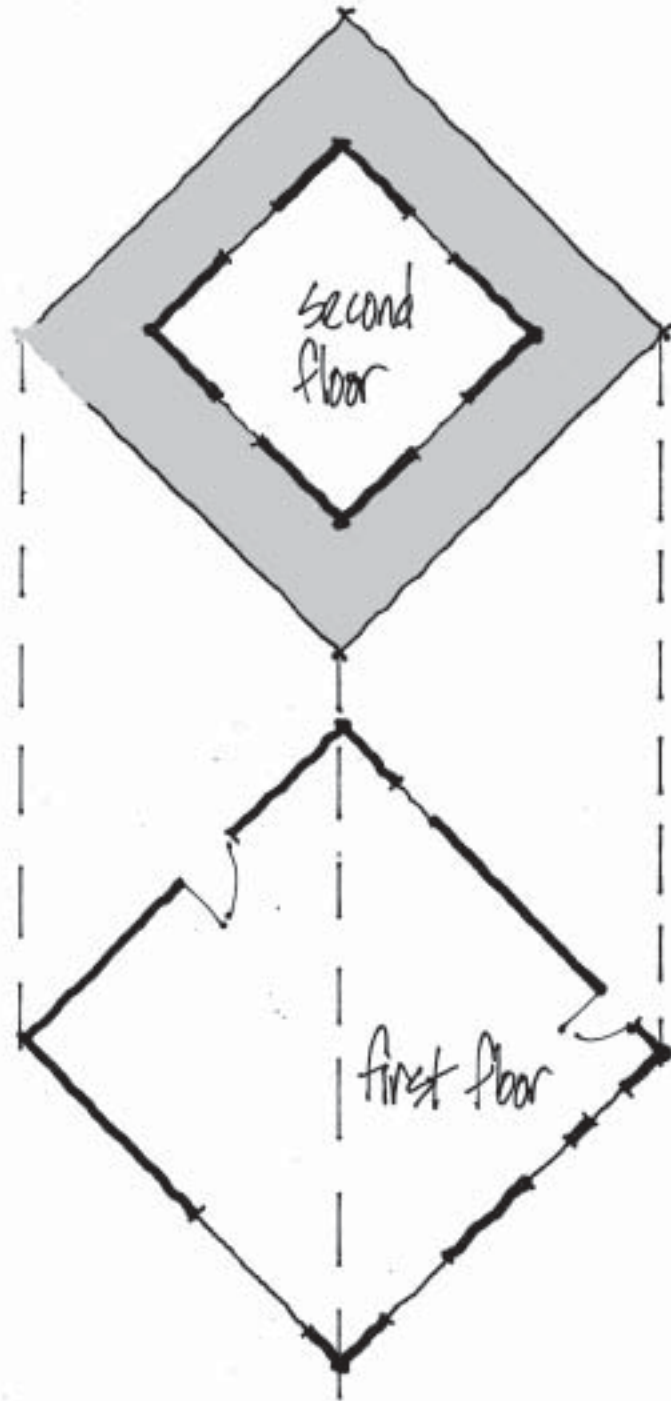
with the surrounding area



bldg. height limits

Scale Compatibility

with the surrounding area



max floor area per unit

Character



Design standards, guidelines and review processes help ensure high quality design is achieved. Flexibility in some of these standards allows for options that could work well on a given site.



Scale Compatibility *with the surrounding area*

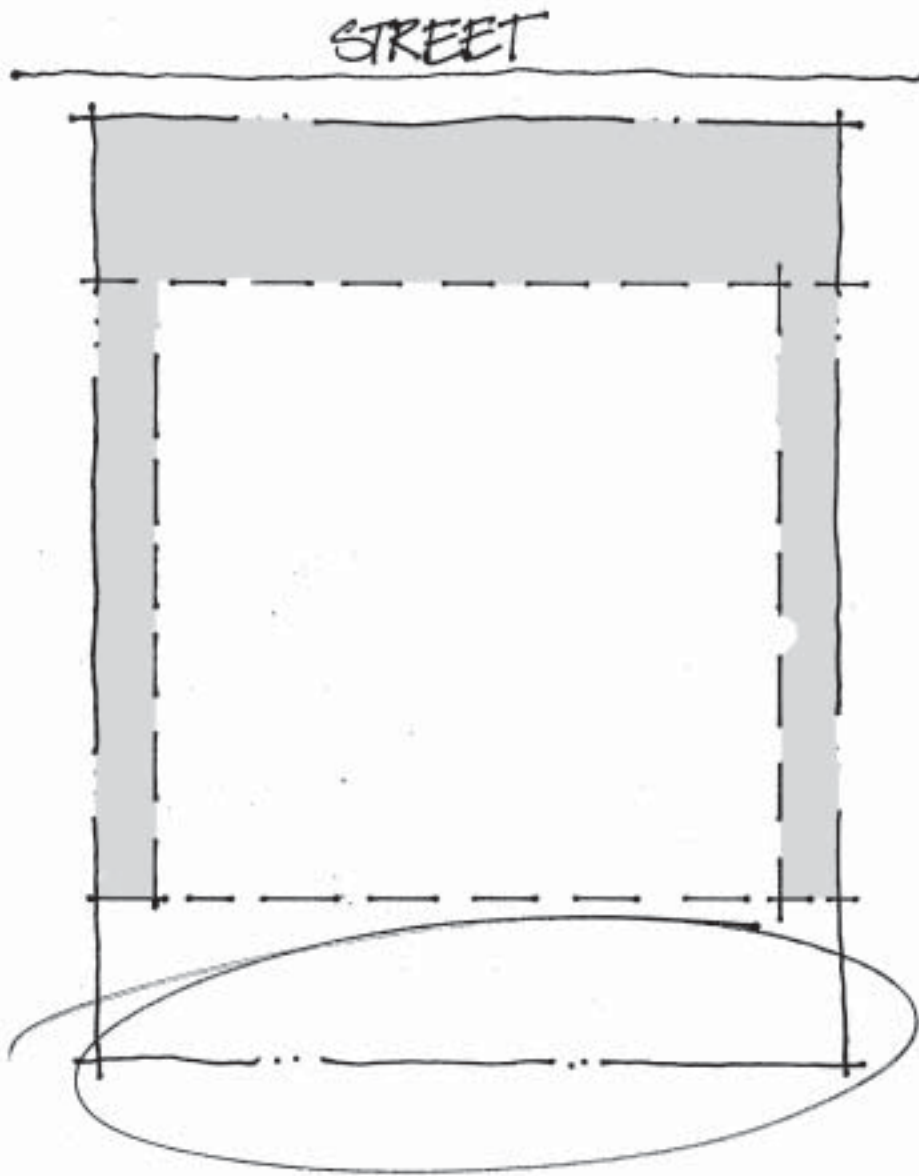


collectively, development standards and review processes can ensure scale and character compatibility



Parking

location and design



screening of
parking

location of parking